



ZONING ADMINISTRATOR HEARING

ACTION SUMMARY Wednesday, February 13, 2013

A public hearing was held by the Administrative Hearing Officer at 2:00 p.m. in the West Conference Room, City Hall, 456 W. Olive Avenue, Sunnyvale, CA for the purpose of considering the following applications:

1. **FILE #:** 2012-7752
Location: 379 Orchard Ave. (APN: 204-31-005)
Proposed Project: **Use Permit** to legalize an existing unpermitted accessory structure (detached habitable space) exceeding 450 square feet in area;
Variance to allow an existing unpermitted 500 square foot accessory structure within the required side and rear setbacks and exceeding 25% encroachment into the required rear yard;
Design Review for an existing unpermitted 136 square foot rear addition (sunroom).
Applicant / Owner: Ronald K & Hong Cheung
Environmental Review: Categorically Exempt Class 1
Staff Contact: Mariya Hodge, (408) 730-7659, mhodge@ci.sunnyvale.ca.us

ACTION: Approved subject to the findings and conditions of approval located in the staff report. Modifying conditions in regards to extending the time frame the applicant is required to pull Building permits, removal of windows, exterior entrance only for bathing facility, to allow interior partition of the structure into two areas provided there are no habitable spaces.

APPEAL OPTIONS: May be appealed to the Planning Commission by Thursday, February 28, 2013.

2. **FILE #:** 2012-7274
Location: 346 S. Pastoria Ave. (APN: 165-12-008)
Proposed Project: **Use Permit** to allow total accessory structures to exceed 450 square feet;
Design Review for a first and second-story addition and carport resulting in a 2,569 square foot single-family home and 43% Floor Area Ratio (FAR).
Applicant / Owner: Ulrich Bonne
Environmental Review: Categorically Exempt Class 1
Staff Contact: Noren Caliva-Lepe, (408) 730-7637, ncaliva-lepe@sunnyvale.ca.gov

ACTION: Approved subject to the findings and conditions of approval located in the staff report. Modifying a condition regarding window size and adding a condition regarding construction of the carport in relation to an adjacent tree.

APPEAL OPTIONS: May be appealed to the Planning Commission by Thursday, February 28, 2013.

3. **FILE #:** **2012-7987**
Location: 1650 Blackhawk Dr. (APN: 309-43-013)
Proposed Project: **Special Development Permit** to allow a new second story addition on an existing single story duplex for a total floor area of 3,243 square feet and a Floor Area Ratio of 55%.
Applicant / Owner: Winnie Steele / Stella Hung
Environmental Review: Categorically Exempt Class 1
Staff Contact: Elise Lieberman, 408-730-7443, elieberman@sunnyvale.ca.gov

ACTION: Approved subject to the findings and conditions of approval located in the staff report. Modifying conditions regarding garage maintenance for parking and privacy issues regarding windows.

APPEAL OPTIONS: May be appealed to the Planning Commission by Thursday, February 28, 2013.